

For Sale

Asking Price: €220,000

**Sherry
FitzGerald**
O'Leary Kinsella



9 The Courtyard,
Bohreen Hill,
Enniscorthy, Co Wexford,
Y21 K4W8

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'9 The Courtyard' is a 3 bed mid terrace home excellently situated on Bohreen Hill being a superb location and only minutes walk from the Town Centre.

This modern & contemporary designed property extends to 107 sq mts approx. is in need of some modernisation throughout with accommodation comprising entrance hall, sitting room, kitchen/dining room, wc & utility room, three bedrooms one with dressing room/home office & ensuite and a family bathroom.

The property enjoys the benefit of a private walled in rear garden, not being overlooked.

Located in a small enclave of homes and ready for immediate occupation.



Accommodation

Ground Floor

Entrance Hall 1.80m x 5.70m (5'11" x 18'8"):

Kitchen/Dining Room 5.20m x 7.20m (17'1" x 23'7"):

Living Room 3.30m x 3.60m (10'10" x 11'10"):

Hallway 1.20m x 3.00m (3'11" x 9'10"):

W.C. 1.80m x 1.30m (5'11" x 4'3"):

Utility Room 2.00m x 1.60m (6'7" x 5'3"):

First Floor

Landing 2.70m x 4.10m (8'10" x 13'5"):

Master Bedroom 3.40m x 3.40m (11'2" x 11'2"):

Office/Room 1.80m x 3.40m (5'11" x 11'2"):

Ensuite 2.50m x 1.00m (8'2" x 3'3"):

Bedroom 2 2.90m x 4.10m (9'6" x 13'5"):

Bedroom 3 2.20m x 2.80m (7'3" x 9'2"):

Bathroom 3.10m x 1.70m (10'2" x 5'7"):





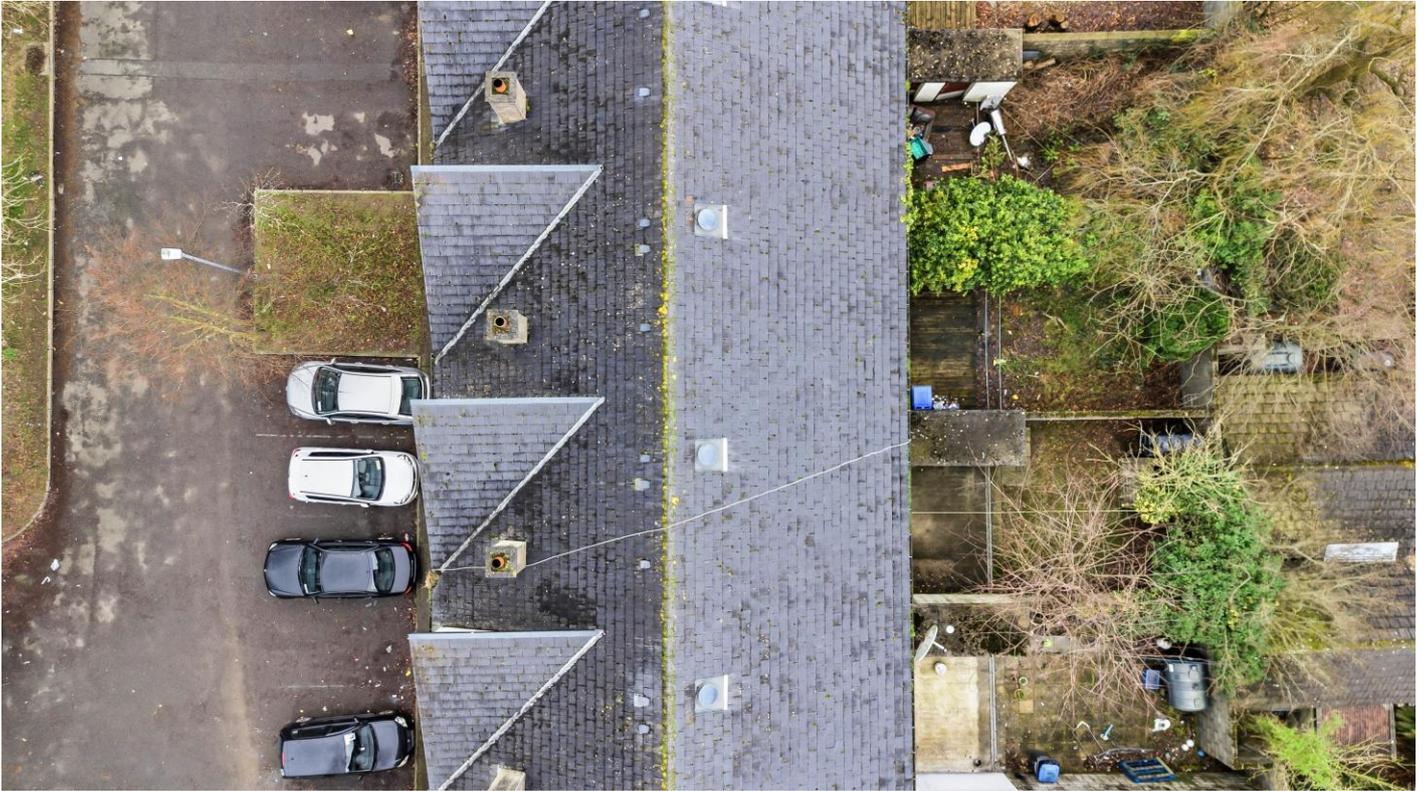
Special Features & Services

- Very convenient location.
- Small enclave of house.
- Part red brick front.

- Services.
- Mains water, mains sewerage.

BER BER To be confirmed, BER No. To be confirmed





1st Floor



2nd Floor



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SOLICITOR

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